



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

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[www.dublinohio.usa.gov](http://www.dublinohio.usa.gov)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** To accept the documents into the record as presented.

**VOTE:** 7 – 0.

**RESULT:** The documents were accepted into the record.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

Jennifer M. Rauch, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** To approve the June 6, 2013 meeting minutes amending page 5, third paragraph from bottom, Ms. Kramb's statement adding the word "said" to the last sentence, and page 5 last paragraph Mr. Fishman's statement eliminate the sentence "He said that brick may also look bad, unless it is maintained."

**VOTE:** 7 – 0.

**RESULT:** The June 6, 2013 meeting minutes were approved as amended.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** To approve the June 20, 2013 meeting minutes as presented.

**VOTE:** 7 – 0.

**RESULT:** The June 20, 2013 meeting minutes were approved.

#### **RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### **STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**1. Links at Ballantrae  
13-057FDP/FP**

**Rings Road  
Final Development Plan/Final Plat**

**Proposal:** The development and a subdivision plat for 45 single-family lots and approximately 7 acres of open space on the north side of Rings Road, 1,000 feet west of Eiterman Road.

**Request:** Review and approval of a final development plan under the provisions of Zoning Code Section 153.050 and a request for review and recommendation of approval to City Council for a final plat, in two Sections under the provisions of the Subdivision Regulations.

**Applicant:** Jason Francis, M/I Homes; represented by Jeff Strung, EMH&T.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.

**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**MOTION#1:** Amy Kramb made a motion, Warren Fishman seconded the motion, to approve this Final Development Plan because it complies with all applicable review criteria and the existing development standards, with two conditions:

1. That the applicant revise the fence detail to a height of 4 feet, prior to submitting the final plat to City Council; and,
2. That the applicant continue to work with staff and the property owner on appropriately located landscape screening for 6800 Rings Road in terms of right-of-way location and visibility triangle requirements.

\*Ben Hale, Jr., agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

# PLANNING AND ZONING COMMISSION

## RECORD OF ACTION

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**1. Links at Ballantrae  
13-057FDP/FP**

**Rings Road  
Final Development Plan/Final Plat**

**MOTION#2:** Warren Fishman made a motion, Victoria Newell seconded the motion, to recommend approval to City Council for this Final Plat because it complies all applicable review criteria and the existing development standards, with one condition:

1. That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road, are made prior to City Council submittal.

\*Ben Hale, Jr., agreed to the above condition.

**VOTE:** 7 – 0.

**RESULT:** This Final Plat application was approved.

### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

### STAFF CERTIFICATION



Jennifer M. Rauch, AICP  
Planner II

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**2. Parkcenter Circle PUD  
13-056Z/PDP**

**5515 Parkcenter Circle  
Rezoning/Preliminary Development Plan**

Proposal: Modifications to the development text regarding parking and sign requirements for an existing office building located on the north side of Parkcenter Circle, west of the intersection with Paul Blazer Parkway.

Request: This is a request for review and recommendation of approval to City Council for a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050.

Applicant: Carey BP Dublin LLC; represented by Linda Menerey, EMH&T.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690 or [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**MOTION:** Richard Taylor made a motion, Warren Fishman seconded the motion, to approve this Rezoning/Preliminary Development Plan application because it complies with the rezoning/preliminary development plan criteria and the existing development standards within the area, with eight conditions:

1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.
2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the *owner*.
3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
5. The overall height of the canopy sign be limited to 15 feet.
6. A final sign plan be presented as part of the final development plan.
7. The applicant eliminate the provisions for a tenant sign on the building elevation.
8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.

Ben Hale, Jr., Agreed to the above conditions.


**VOTE:** 6 – 1.

**RESULT:** This Rezoning/Preliminary Development Plan application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**JULY 18, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**3. Goldfish Swim School  
13-062CU**

**6175 Shamrock Court  
Conditional Use**

**Proposal:** The conversion of an existing 8,450-square-foot industrial tenant space to an indoor recreation facility with a swimming pool. The site is located on the west side of Shamrock Court, approximately 750 feet south of the intersection with Shier-Rings Road.

**Request:** Review and approval of conditional use application under the provisions of Zoning Code Section 153.236.

**Applicant:** Equity Dublin Association; represented by Robert Wineman.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.

**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**MOTION:** Richard Taylor made a motion, John Hardt seconded the motion, to approve this Conditional Use application because it complies with the applicable review criteria.

**VOTE:** 7 – 0.

**RESULT:** The Condition Use application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planner II